



THE CITY OF SAN DIEGO

City of San Diego
Planning & Development Review
Building Development Review
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Building Newsletter 5-5

Meter and Enclosure Encroachment

Interpretations of State and Local Building Codes
1998 California Building Code: Chapter 5
Revision Date: July 1999

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Encroachment of electric and gas meter cabinets and mechanical equipment enclosures into areas where walls are required to be protected per Section 503.2 of the Building Code is permitted under certain conditions.

I. General

All enclosures are to be regulated by:

- A. Table No. 5-A (wall and opening protection)
- B. Section 503 of the UBC (location on property)
- C. The Zoning Services Division of the Neighborhood Code Compliance Department. Call (619) 236-6490 for yard setbacks and other considerations.

II. Electric Meter Cabinets

Electric meter cabinets may encroach into yards and courts if they:

- A. Meet the requirements for projections as allowed in Sections 503.2.1 and 705.
- B. Do not project into the required width of exits.
- C. Are shown on the plot plan and are adequately detailed.
- D. Have opening protection for openings not perpendicular to the property line as required by Table No. 5-A. This is not required if the rear wall of the cabinets is constructed as an exterior fire-resistive wall.

III. Gas Meters

Gas meters may encroach into yards and courts if:

- A. The location is shown on the plot plan.
- B. They do not project into the required width of exits.

Note: Gas meters are not allowed to be enclosed in a cabinet.

IV. Mechanical Equipment and Other Enclosures

Mechanical equipment enclosures and other enclosures may encroach into yards and courts if:

- A. They are shown on the plot plan and adequately detailed.
- B. All openings occur in walls that are perpendicular to the property line.
- C. Walls that are not perpendicular to the property line are treated as exterior walls conforming to Section 503 and Table No. 5-A.
- D. Metal cabinets are installed after the exterior walls of the building are completed.

V. Additional Provisions

The following provisions may apply:

- A. For projections, see Section 705.
- B. For projections extending over public property, see Chapter 32.
- C. Exit court walls less than 10 feet from the property line may be required to be of one-hour fire-resistive construction for a distance of 10 feet above the floor of the court. If so, all openings must be protected by three-fourths-hour assemblies. See Section 1006.3.5.
- D. Parapets must be provided on all exterior walls of buildings except as permitted in Section 709.4.1.
- E. For further requirements concerning electric meter cabinets and gas meters, contact San Diego Gas & Electric Company at (619) 230-7800.